087.0	0001	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	787,000 / 787,000
					USE VALUE:	787,000 / 787,000
					ASSESSED:	787,000 / 787,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		OAK HILL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WALSH CAROL T/ TRUSTEE
Owner 2:	CAROL T WALSH 1994 REVOCABLE
Owner 3:	TRUST
Street 1:	69 OAK HILL DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WALSH CAROL B T -
Owner 2:	-
Street 1:	69 OAK HILL DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,701 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Vinyl Exterior and 1730 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7701.000	331,300		455,700	787,000
Total Card	0.177	331,300		455,700	787,000
Total Parcel	0.177	331,300		455,700	787,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.91 | /Parcel: 454.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 54951

GIS Ref

GIS Ref

Insp Date 10/27/18

!7070!

PREVIOUS ASSESSMENT

Parcel ID 087.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	331,400	0	7,701.	455,700	787,100	787,100	Year End Roll	12/18/2019
2019	101	FV	251,000	0	7,701.	423,200	674,200	674,200	Year End Roll	1/3/2019
2018	101	FV	251,000	0	7,701.	423,200	674,200	674,200	Year End Roll	12/20/2017
2017	101	FV	251,000	0	7,701.	371,100	622,100	622,100	Year End Roll	1/3/2017
2016	101	FV	251,000	0	7,701.	338,500	589,500	589,500	Year End	1/4/2016
2015	101	FV	245,200	0	7,701.	299,500	544,700	544,700	Year End Roll	12/11/2014
2014	101	FV	245,200	0	7,701.	283,200	528,400	528,400	Year End Roll	12/16/2013
2013	101	FV	245,200	0	7,701.	269,500	514,700	514,700		12/13/2012

PRINT

Date	Time
12/10/20	21:44:58

LAST REV

Date	Time
08/12/19	10:05:18

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7070

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALSH CAROL B T	56970-513		6/10/2011	Convenience	100	No	No		
WALSH FRASER	23967-211		11/30/1993		1	No	No		F

USER DEFINED

Prior Id # 1:	54951
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2017	1061	Redo Bat	20,000	C				
12/19/2016	2191	Re-Roof	30,000	C				
1/14/2010	36	Redo Kit	13,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2018	Inspected	PH	Patrick H
10/16/2018	MEAS&NOTICE	BS	Barbara S
12/15/2008	Meas/Inspect	345	PATRIOT
4/3/2000	Measured	263	PATRIOT
8/3/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7701		Sq. Ft.	Site		0	70.	0.85	12									455,719						455,700	

Total AC/HA: 0.17679 | Total SF/SM: 7701 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 455,719 | Spl Credit | Total: 455,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.25693631
Const Adj.:	0.98206019
Adj $ / SQ:	154.298
Other Features:	97408
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	407002
Depreciation:	75702
Depreciated Total:	331300

COMMENTS

PDAS BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

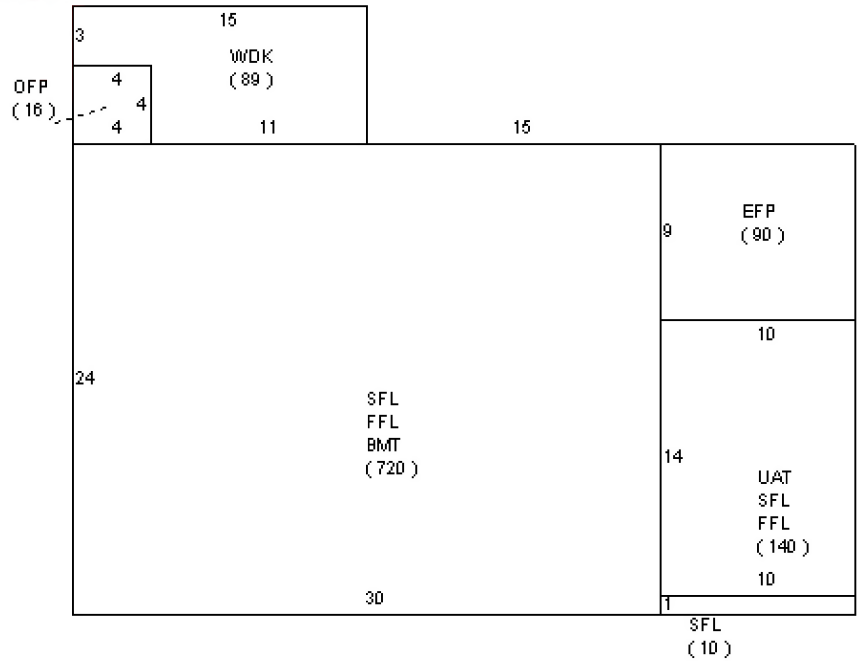
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	154.30
Special Features:	0	Val/Su Net:	123.62
Final Total:	331300	Val/Su SzAd	191.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	870	154.300	134,240
FFL	First Floor	860	154.300	132,697
BMT	Basement	720	46.290	33,328
EFP	Enclos Porch	90	56.440	5,080
WDK	Deck	89	15.710	1,398
UAT	Upper Attic	35	61.720	2,160
OFP	Open Porch	16	43.210	691
	Net Sketched Area:	2,680	Total:	309,594
Size Ad	1730	Gross Are	2785	FinArea 1730

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

087.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	